

Color Notes

Color	Description
Black	PLOT BOUNDARY
Green	ABUTTING ROAD
Red	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Light Blue	FUTURE T.P.SCHEME DEDUCTION AREA
Dark Blue	EXISTING (To be retained)
Light Green	EXISTING (To be demolished)

AREA STATEMENT

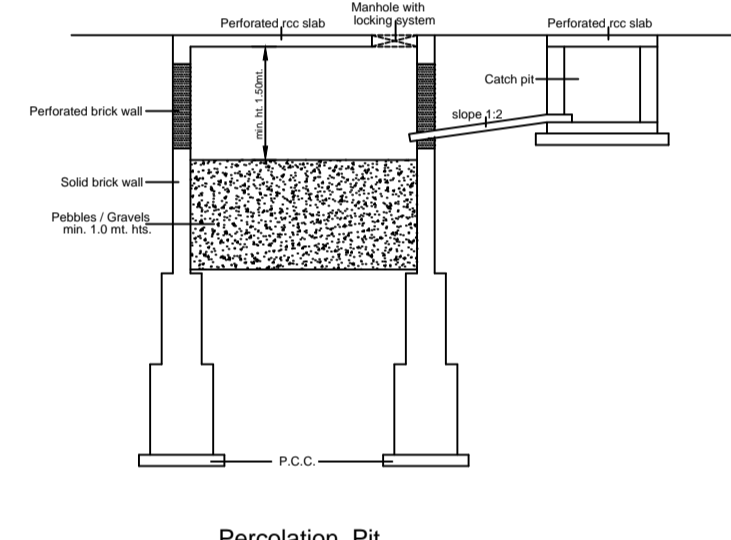
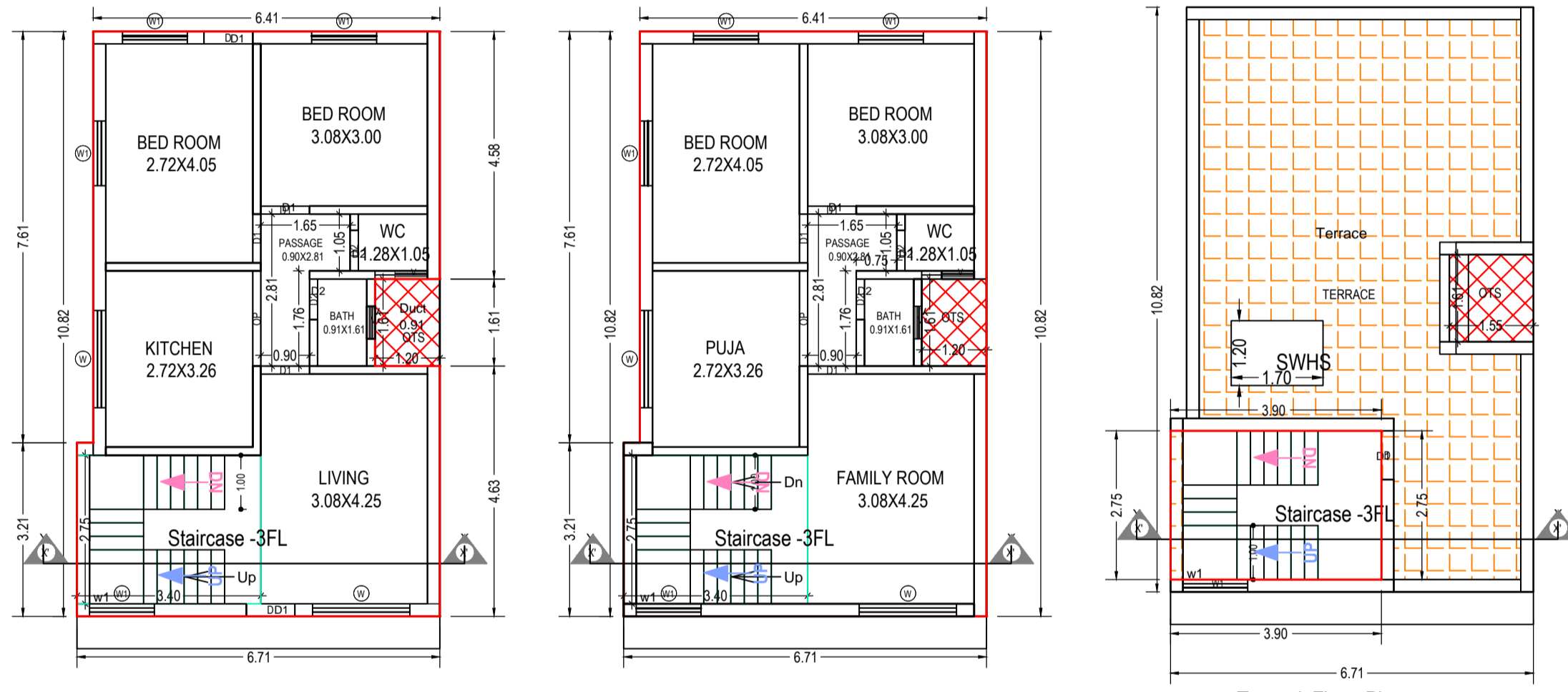
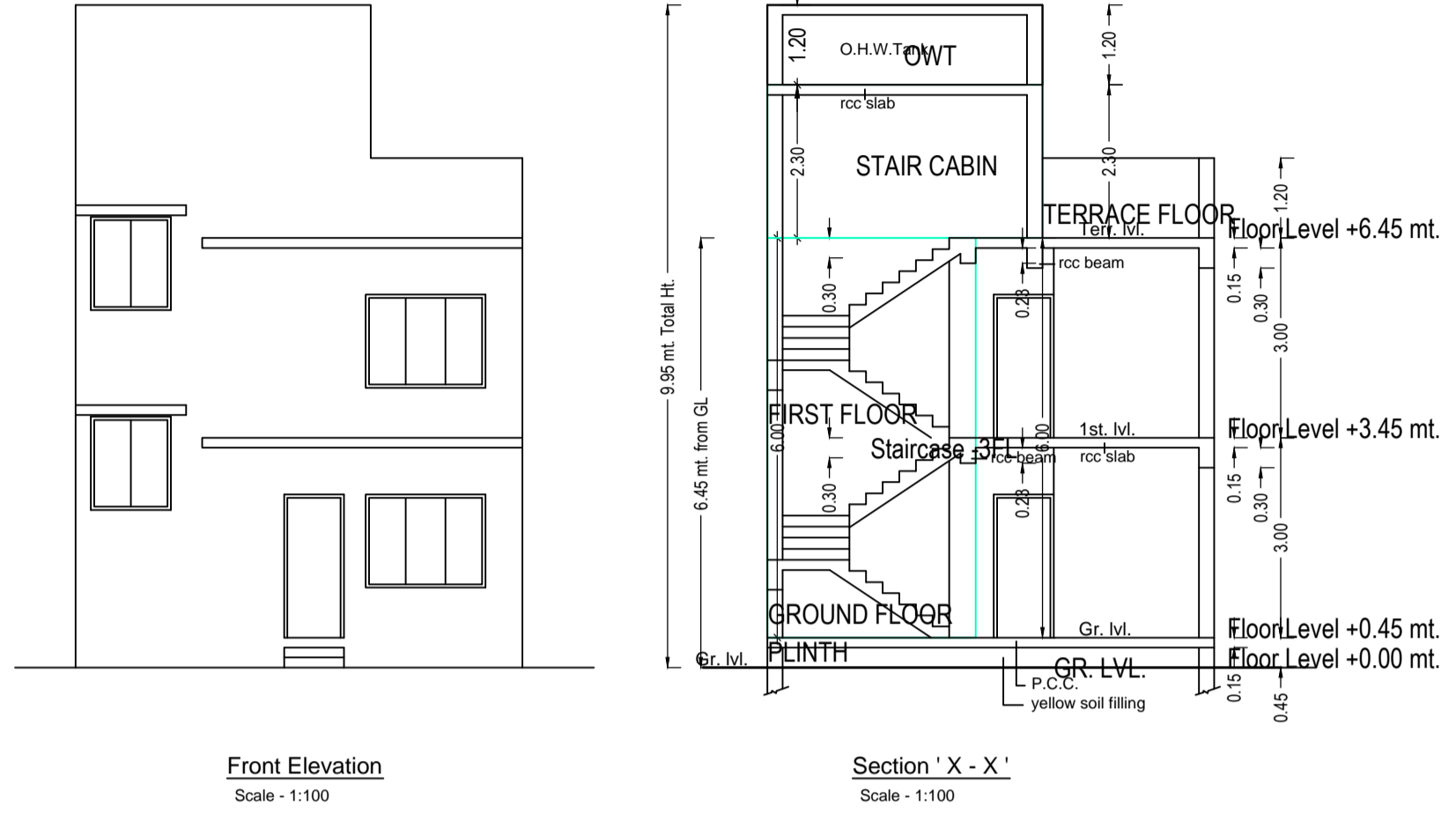
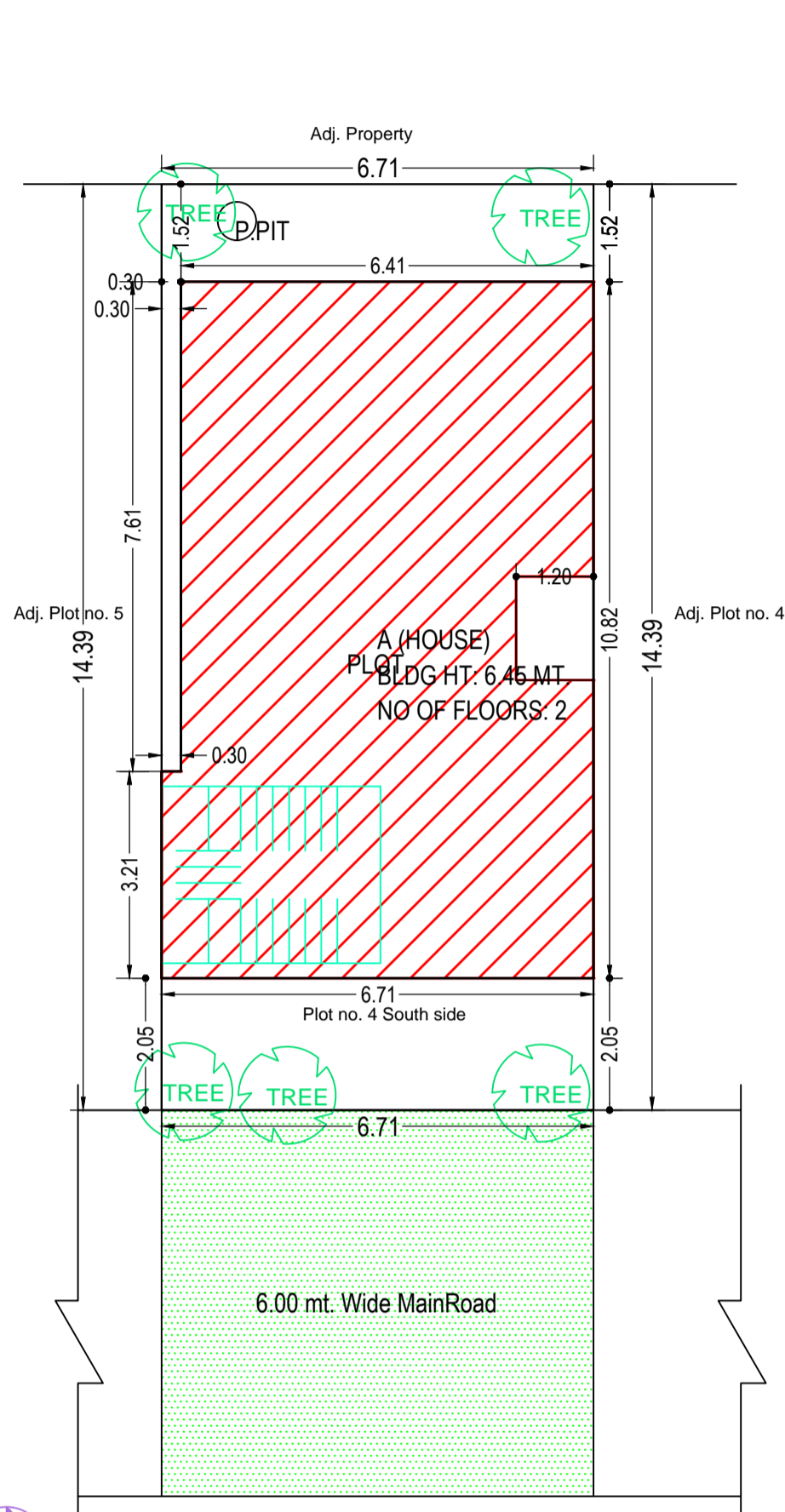
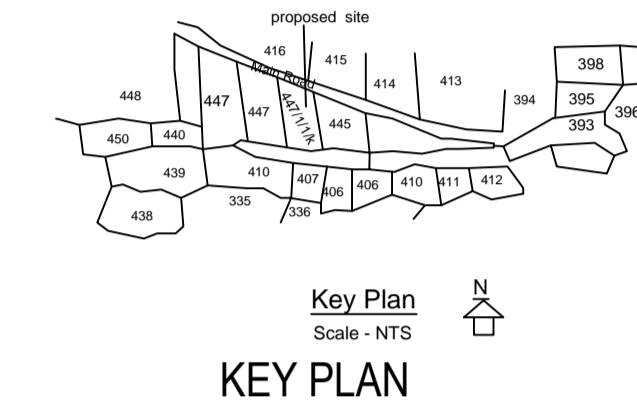
PROJECT DETAIL :

Site Address: RevenueNo: S.no. 447/1/1/C,
SubPlotNo: Plot no. 4 south side, CitySurveyWardNo:
C.S. no. 2315
Authority: Valsad Area Development Authority
AuthorityClass: D7 (A)
AuthorityGrade: Area Development Authority
Project Type: Building Permission
Nature of Development: NEW
Development Area: Non TP Area
SubDevelopment Area: Other Areas
Special Project: NA
Special Road: NA

Plot Use: Residential
Plot SubUse: Semidetached Dwelling
Plot Use Group: Dwelling-2 (DW2)
Land Use Zone: Residential use Zone
Conceptualized Use Zone: R1

AREA DETAILS :

Item	Sq.Mts.			
1. Area of Plot As per record	96.53			
Property Card	96.53			
As per site condition	96.53			
Area of Plot Considered	96.53			
2. Deduction for				
(a) Proposed roads	0.00			
(b) Any reservations	0.00			
Total(a + b)	0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT	96.53			
4. % of Common Plot (Reqd.)	0.00			
% of Common Plot (Prop)	0.00			
Balance area of Plot(1 - 4)	96.53			
Plot Area For Coverage	96.53			
Plot Area For FSI	96.53			
Perm. FSI Area (1.80)	174.00			
5. Total Perm. FSI area	173.75			
6. Total Built up area permissible at:				
a. Ground Floor	0.00			
Proposed Coverage Area (70.85 %)	68.39			
Total Prop. Coverage Area (70.85 %)	68.39			
Balance coverage area (- %)	0.00			
Proposed Area at:				
Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
Ground Floor	68.39	0.00	59.04	0.00
First Floor	68.39	0.00	59.04	0.00
Terrace Floor	10.73	0.00	0.00	0.00
Total Area:	147.51	0.00	118.08	0.00



Buildingwise Floor FSI Details

Floor Name	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed F.S.I	Existing F.S.I
Ground Floor	68.39	0.00	59.04	0.00
First Floor	68.39	0.00	59.04	0.00
Terrace Floor	10.73	0.00	0.00	0.00
Total	147.51	0.00	118.08	0.00

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt. (Duct/Void, Duct, Chowk)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
A (HOUSE)	1	153.87	6.36	147.51	29.43	118.08	118.08	01
Grand Total	1	153.87	6.36	147.51	29.43	118.08	118.08	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (HOUSE)	Residential	Semidetached Dwelling				1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
							FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
							TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

Tree Details (Table 3h)

PLOT	Name	Nos Of Trees	
		Reqd	Prop
	Tree	-	5

UnitBUA Table for Building :A (HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt. Chowk	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Deductions (Area in Sq.mt.) Stair Case	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT split DWELLING UNIT	Total	70.32	1.93	68.39	10.35	9.35	48.69	01
			70.32	1.93	68.39	10.35	9.35	48.69	01
			70.32	1.93	68.39	10.35	9.35	48.69	01
FIRST FLOOR PLAN	SPLIT split DWELLING UNIT	Total	70.32	1.93	68.39	10.44	9.35	48.60	00
			70.32	1.93	68.39	10.44	9.35	48.60	00
			70.32	1.93	68.39	10.44	9.35	48.60	00
Total			140.64	3.86	136.78	20.79	18.70	97.29	01

Building :A (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt. Duct/Void, Duct, Chowk)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Proposed Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
Ground Floor	70.32	1.93	68.39	9.35	59.04	59.04	01
First Floor	70.32	1.93	68.39	9.35	59.04	59.04	00
Terrace Floor	13.23	2.50	10.73	10.73	0.00	0.00	00
Total	153.87	6.36	147.51	29.43	118.08	118.08	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOUSE)	V	0.60	1.00	04
A (HOUSE)	W1	1.20	1.50	09
A (HOUSE)	W	1.80	1.50	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOUSE)	D2	0.75	2.10	04
A (HOUSE)	D1	0.90	2.20	06
A (HOUSE)	D	0.90	2.20	02
A (HOUSE)	OP	1.76	2.70	02

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Staircase -3FL	1.00	0.00	0.11
FIRST FLOOR PLAN	Staircase -3FL	1.00	0.25	0.11
TERRACE FLOOR PLAN	Staircase -3FL	1.00	0.25	0.00

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the building/unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
- The applicant, as specified in CGDR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction, and progress reports.
- The permission has been granted relying on the submitted submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017.

OWNER'S NAME AND SIGNATURE
Roodmal Gopiram Raigar

ARCH/ENG'S NAME AND SIGNATURE
Tejal Jatin Patel

STRUCTURE ENGINEER
Tejal Jatin Patel

VNP/AOR/112